

AGENDA

FLATHEAD COUNTY BOARD OF ADJUSTMENT

December 7, 2021

The Flathead County Board of Adjustment will hold a public hearing on the items listed below on **Tuesday, December 7, 2021 beginning at 6:00 PM in the 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Suite 200, Kalispell, Montana.**

Individuals that would like to participate via Zoom meeting may do so by following the instructions below.

Individuals who wish to make public comments are encouraged to send in comments via email prior to the meeting (send to planning.zoning@flathead.mt.gov). Any comments that have been received after board packets, will be read into the public record. To access the meeting and give oral comment, please follow the instructions below.

Join Zoom Meeting by computer

<https://us06web.zoom.us/j/89462230338>

Meeting ID: 894 6223 0338

One tap mobile

+12532158782,,89462230338# US (Tacoma)
+13462487799,,89462230338# US (Houston)

Dial by your location

(wherever you are closest to - if you are unable to connect please try one of the other numbers)

+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)

Meeting ID: 894 6223 0338

Find your local number: <https://us06web.zoom.us/j/89462230338>

*You will be instructed during the meeting when the public comment period is open for each agenda item.
You can join the event starting at 5:45 p.m. on December 7, 2021. The meeting will begin at 6:00 pm*

The Agenda for the meeting will be:

- A. Call to order and roll call.**
- B. Approval of the November 02, 2021 meeting minutes**
- C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- D. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
 - 1. FZV-21-07** A request from Winkel Family Trust for a variance to Section 3.10.040(3)(A) of the Flathead County Zoning Regulations (FCZR), to the front yard setback for a principal structure. The subject property is zoned *R-1 (Suburban Residential)* and *SC (Scenic Corridor)* and is located at 301 Marco Bay Road, Somers, MT within the Fish Hatchery and Scenic Corridor Zoning Districts.
 - 2. FACU-21-69** A request from Jamie Frank, on behalf of William Rosecrans and Chris Rosecrans, for the establishment of ‘*Short-term Rental Housing*’ on property located within the Rural Whitefish Zoning District. The property is located at 174 Morrison Road near Whitefish, MT and is zoned *R-2.5 (Rural Residential)*. Per Section 2.06.045(5) of the Flathead County Zoning Regulations (FCZR), if written opposition from adjacent property owners was received prior to the end of the comment period and the expressed concerns of opposition cannot be resolved by the applicant or by conditions of approval, the Flathead County Board of Adjustment is required to review the request.
 - 3. FACU-21-74** A request from Christa & William Beveridge, for the establishment of ‘*Short-term Rental Housing*’ on property located within the Rural Whitefish Zoning District. The property is located at 825 Cantrell Ct., near Whitefish, MT and is zoned *R-2.5 (Rural Residential)*. Per Section 2.06.045(5) of the Flathead County Zoning Regulations (FCZR), if written opposition from adjacent property owners was received prior to the end of the comment period and the expressed concerns of opposition cannot be resolved by the applicant or by conditions of approval, the Flathead County Board of Adjustment is required to review the request.
- E. Old Business**
- F. New Business**
- G. Adjournment**

All decisions made by the Board of Adjustment are considered final actions. Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, December 7, 2021.

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11th Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner’s Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.